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NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(APCRDA)**

DRAFT VARIATION TO APCRDA – PEDAVADLAPUDI ZONAL DEVELOPMENT PLAN, PEDAVADLAPUDI (V), MANGALAGIRI (M), GUNTUR (D).

File No – CLU/13/2019:

The following draft variation to the land use envisaged in the Pedavadlapudi Zonal Development Plan which was sanctioned vide G.O. Ms No. 340 MA, dt. 02.05.2008, is proposed in exercise of the powers conferred under Section-41 of APCRDA Act, 2014 (Andhra Pradesh Act No.11 of 2014 and is hereby published as required by the section 41(3) of said Act).

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen days from the date of publication in Andhra Pradesh Gazette and that any objection and suggestion which may be received from any person with respect thereto before expiry of the above said period will be considered by APCRDA. Objections and suggestions should be addressed to Commissioner, APCRDA, Lenin Centre, Governorpet – Vijayawada (A.P), Pin Code: 520002. Objections and suggestions received after due date shall not be entertained including postal delays, if any.

DRAFT VARIATION

The site measuring to an extent of Acres 14.565 Cents falls in D. No. 260(P), 261(P), 262/A(P), 267/1(P), 270(P), 271, 272 & 275(P) of Pedavadlapudi (V), Mangalagiri (M), Guntur District with the following schedule of boundaries, which was earmarked for Agricultural land use in the Zonal Development Plan sanctioned vide G.O.Ms. No. 340 MA, dt. 02.05.2008 is now proposed

to be designated for Residential land use. Further details of the proposed change are available in the office of APCRDA, Lenin Centre, Vijayawada and also available in APCRDA web site www.crda.ap.gov.in subject to the following conditions:

1. The owners /applicants shall be responsible for any damage claimed by anyone on account of change of land use proposed.
2. The change of land use shall not be used as the proof of any title of the land.
3. The applicant should obtain the development permission from the competent authority duly paying the required fee and charges.
4. A minimum of 15 % of plotted area shall be developed with buildings and the lay out shall be approved along with the building plans and compliance of the same shall be ensured by insisting additional 5% of area for mortgage.
5. Without layout approval the approach road has been handed over to local body as gift deed which is not acceptable. Hence, the area of approach road under reference shall be included for providing 10% open space & utilities in the total area of layout proposal while getting the technical approval, from APCRDA.
6. Competent authority shall ensure that the provisions mentioned in the *Andhra Pradesh Agriculture Land (Conversion for Non-Agricultural Purpose) Act-2006* are adhered to.
7. Any other conditions as may be imposed by The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.

SCHEDULE OF BOUNDARIES

The schedule for the site under reference in D. No. 260(P), 261(P), 262/A(P), 267/1(P), 270(P), 271, 272 & 275(P) of Pedavadlapudi (V), Mangalagiri (M), Guntura District to an extent Acres 14.565 Cents is given below:

- North : Proposed ZDP road is 100' & existing road width is 100' in D. No. 505 of Pedavadlapudi (V), Mangalagiri (M)
- South : D. No. 285 of Pedavadlapudi (V), Mangalagiri (M)
- East : D. No. 281 & 280(P) of Pedavadlapudi (V), Mangalagiri (M)
- West : D. No. 283 of Pedavadlapudi (V), Mangalagiri (M)

Sd/-
Commissioner, APCRDA.